CHAPTER VII.

LAND REVENUE—THE SURVEY SETTLEMENT.

The history of Revenue Surveys in this Presidency will be found in full in a volume published by Government entitled "A Survey and Settlement Manual."

The work was begun in 1836-37, but it was not until 1847 that any steps were taken to make the various then existing surveys systematic and uniform. In that year the well-known Joint Survey-Report was made by Mr. Goldsmid, C.S., Captain (afterwards Sir George) Wingate, and Captain D. Davidson, and the rules then laid down by them and sanctioned by Government, and well-known in this Presidency as "the Joint Rules,"* remained as the only authority on the subject until the passing of Bombay Act I. of 1865.

The course pursued from the beginning of the survey of a district to its final settlement, is as follows:—A measuring establishment under an Assistant Superintendent, is first sent into a talooka and having measured the whole of the land into fields called "Survey numbers" sets up boundary-marks both between the different fields and the villages. Having completed this work in one talooka the measuring establishment moves on to another, and is followed by a classing establishment, which according to the rules and standards laid down in the Joint Report, classes the land already measured. When these operations are completed and the maps made, the Survey Superintendent proposes the rates of assessment, dividing the villages of the talooka into groups, on each of which a maximum rate of assessment is fixed. These rates being submitted to Government, are finally decided on; the assessment on every field is then calculated according to the classification made by the classing establishment. The final operation is to call up the whole of the cultivators, village by village, to the Jummabundy, explain to each man the assessment on his holding, hear and dispose of any objections, and allot any lands that may be unoccupied.

* The original Joint Rules will be found in Appendix D.

The papers are then made over to the Collector's department, and the Survey establishments leave the district. The principles of the classification and the rules for ensuring the correctness of the work done by the measuring and classing establishments which are manifestly matters of great importance, will be found in the Survey and Settlement Manual.

The chief principles of the Bombay Survey Tenure, which has been adopted also in Sind, Berar, and Mysore, may be thus described :—

(1) A separate settlement by Government with each individual cultivator.

(2) The grant of leases for thirty years or other fixed period, terminable by the cultivator as to the whole or part of his holding at the expiration of each year, but by Government only on failure by the cultivator to pay the assessment.

(3) The power given to the cultivator to sell, let, mortgage or otherwise alienate his right of occupancy.

(4) The right of the cultivator to a renewal of the lease on the expiration of the term, at revised rates fixed not with reference to any improvements made by the cultivator from private capital and resources during the currency of any Settlement under Bombay Act I. of 1865, or V. of 1879, but with reference to general considerations of the increased value of the land, whether as to soil or situation, prices of produce, or facilities of communication.

Comparing this tenure with the position of cultivators under the native governments of this part of the country, it is necessary to revert to the distinction between Ooprees and Mirásdars already mentioned. Ooprees were mere tenants at will, holding their land from Government from year to year on such terms as Government chose to impose, but Mirásdars are described by Elphinstone as "proprietors of their estates subject to the payment of a fixed land-tax to Government; their property is hereditary and saleable, and they are never dispossessed while they pay their tax, and even then they have for a long period (at least thirty years) the right of reclaiming their estate on paying the dues of government." He adds, that all over the Mahratta country they are perhaps more numerous than the Ooprees, and that an opinion prevails that under the old Hindoo government all the land was held by Mirasees, and that the Ooprees were introduced as the old proprietors sank under the tyranny of the Mahomedans. It is necessary to remark,

however, that Sir Thomas Munro held a contrary opinion as to this general prevalence of the miras tenure, and that as a fact Government decided many years ago that there was no miras in Khandeish. In the Konkan the right has never even been claimed, though in the southern part of it a tenure analogous but of less value exists, and some right of the sort, though varying very much in value, is, it is believed, to be found almost everywhere.*

In 1841 the Court of Directors acknowledged the right of the Mirasdar to resume his miras land after any period of non-occupation whatever on payment of all arrears due on it. This unlimited right was however questioned by the Bombay Government and the chief revenue authorities of the day, and much correspondence ensued. Owing to the increase in the value of every description of property the question would have been a very important one, and legislation was suggested, and would probably have become necessary if the matter had not been virtually set at rest by the operations of the Revenue Survey. For as the Survey confers on all Gutkoolee tenants (or Ooprees) a saleable interest in their holdings, of which they cannot be deprived so long as they pay the tax, all tenants under the Survey have in effect the miras tenure, with the disadvantage perhaps that they cannot demand repossession of the land after once abandoning it, but with an advantage more than counterbalancing this, namely, that the land is subject to no further impositions, as Elphinstone shows miras land was under the Mahratta government, though the land-tax itself was fixed. The question, therefore, of the right of Mirasdars has lost its importance in our territories; but it is still necessary to retain a few of the orders formerly passed about it for guidance in cases where disputes occur between Mirasdars and Inamdars who have not come under the Survey rules, and also in cases where territories may hereafter lapse to our Government. These rules will therefore be found in the chapter on Alienations. It will be understood however that though in the survey papers miras land is entered as such for the satisfaction of the owners, the old distinction between Mirasdars and Ooprees in our territories is, as far as Government is concerned, now only nominal, and that we have practically returned

* One of the Government Selections contains all the correspondence on the Miras tenure, and the High Court Judgment in what is known as the Canara Land Case enters very fully into the question of the existence of the tenure in different districts.

to what Elphinstone says was the system of the old Hindoo government of giving the whole country in miras.

The law regarding the survey is now all embodied in the Revenue Code.

It is necessary to observe here that in Sec. 104, Cl. 2, of the Land Revenue Code, there is an apparent clerical error in the omission of the words "original or" before the words "revised survey settlement," and that if the clause were strictly construed, occupants under an original settlement would be deprived of the benefit of it. Government have, however, decided (Reso. No. 31 Jan. 5th, 1882), that the clause shall be "beneficially construed," that is, read as if the words were "*original or* revised survey settlement," so that occupants in the case supposed shall not be deprived of the benefit which it is believed the Legislature intended to bestow on them.

1. **Various Surveys.**—No surveys of any description are to be carried on in any part of India which are not carefully connected with stations of the Great Trigonometrical Series, and all maps for revenue purposes are to be prepared with a view to their being eventually combined and reduced for general use.—*Secretary of State, May* 31, 1871.

2. In order to secure more accurate scientific results from the work now being carried on under the Local Revenue Survey, the Survey operations should, if possible, be conducted under professional supervision in such a manner, that while the results for revenue purposes will be at least as well secured as under the present system, they will also be so accurate as to be available for geographical and general purposes.—*G. R. No.* 3777, *Aug.* 5, 1871.

3. **Administration.**—The internal management of the Survey is left to the discretion of the Superintendent under the orders of the Survey Commissioner, who is responsible for details. Improved methods of practice found useful in one Survey may, from diversity of circumstances, not prove equally adapted to another. Of this the Survey Commissioner must be the best judge, and Government leave to him the details of all ministerial arrangement connected with the work and establishments over which he exercises control.—*G. R. No.* 3196, *July* 6, 1857; *vide also S.* 21, *Land Revenue Code.*

4. **Appointments of Subordinates.**—No candidate is eligible for any appointment in a Survey establishment until he has passed the preliminary examination, and complied with such other conditions relative to the employment of candidates as may be enjoined in the rules of the department.

After being admitted to the Survey in the manner prescribed, the candidates are required to pass a departmental examination before being enrolled as subordinate members of Survey establishments.

The pay and promotion of all the members of Survey establishments are regulated by the Superintendent under such local rules as may be in force in the respective Surveys.

Any subordinate member of a Survey establishment who may resign his appointment, or otherwise leave the department, without the permission of the Superintendent, or without having given that officer three months' previous notice of such intention, shall not be entitled to a certificate in respect to his former service in the department, and shall also forfeit all claim to reckon such service for pension.

NOTE.—The remaining rules are cancelled by the Revenue Code.

5. **Acting Assistant Superintendents (formerly called Probationers).**—In supersession of existing orders on the subject, His Excellency the Governor in Council is pleased to rule that prior to appointment as Probationary (Acting) Assistant Superintendent in the Revenue Survey Department of this Presidency, it shall henceforward be always necessary—

(1).—That the candidate shall have completed his nineteenth year of age; and

(2).—That unless he has already passed an examination in Maráthi, according to the Higher Standard, he shall pass a special examination in that language by—

(i).—Reading and translating into English passages from the Maráthi translation of Æsop's Fables:

(ii).—Reading out a Maráthi petition written in very plain, simple language, in the Modi character:

(iii).—Translating from English into Maráthi an easy, simple deposition: and

(iv).—Conversing on the most familiar subjects in Maráthi.

2.—The examination in the above heads will be conducted by the Presidency Examination Committee; and this examination will be called "The Standard qualifying for first appointment to the Revenue Survey."

3.—Before promotion from the Probationary grade to a permanent Assistant Superintendent's appointment, it is necessary that a Higher Standard Examination be passed in Maráthi (or in Gujaráthi, should the officer be nominated to Gujarát), as well as the usual Departmental Examination in departmental subjects connected with carrying on duty in the Survey.

4.—If, after passing a Higher Standard Examination in Maráthi or Gujáráthi, an officer should be at any time employed in a province where another language is the vernacular, he will be required to pass an examination as regards reading and speaking in the language of that province.—*G. R. No.* 4095, *Aug.* 14, 1878.

Revenue Survey Probationers taking up acting appointments in other Departments should not be allowed to retain a lien on their substantive appointments in the Survey unless it is deemed expedient on public grounds to allow such a lien to be retained in any particular case.

The above order does not in any way interfere with the rule under which Survey Probationerships are treated as substantive and not acting appointments.—*G. R. No.* 3042, *June* 12, 1880.

[NOTE.—As Survey Probationers are now Acting Assistant Superintendents it is doubtful how far this order is still applicable.]

6. **Examination of Assistants.**—The following are the rules for examination of Assistants in the department, whether military officers or uncovenanted.

The Survey Commissioner must from time to time apply to Government for the appointment of Committees, and suggest the names of the officers who should compose it.

In considering whether a probationer should be confirmed or not, Government will, in addition to the recommendation of the Committee, be guided by the opinion of the officer under whom he has been directly serving.

The period of probation will be one year. If special reasons render an extension expedient, application should be made through the Head of the Department, in time to permit of orders being passed before the period of probation expires.

For the Topographical and Revenue Surveys, the preliminary examination will embrace the following subjects:—

(1) Arithmetic, including involution and evolution, arithmetical and geometrical progression, proportion

or rule-of-three, vulgar and decimal fractions, logarithmic calculations, and mensuration of surfaces.

(2) Elementary geometry, first four books of Euclid.

(3) Algebra, as far as quadratic equations inclusive.

(4) Elements of plane trigonometry.

(5) Topographical, mechanical, or civil drawing, to be executed in the presence of examiners.

The final examination for the Topographical and Revenue Surveys, to be held at the close of the period of probation, will comprise—

(1) The satisfactory execution, unassisted, of a small area of country, including the computation and entire mapping involved in the same.

(2) Perfect use and knowledge of all the instruments employed in the department, and adjustment of the same.

(3) The elements of natural astronomy sufficient for ascertaining time, azimuth and latitude.

(4) A fair knowledge of all rules in force, for the general conduct of the Survey establishments in the department to which the probationer is attached. Each candidate will also be required to produce a certificate of having passed an examination by the higher standard in any vernacular languages prescribed by the Local Government.

The examinations for the Topographical and Revenue Surveys will be conducted by the Head of the Department, aided by such professional officers, to the number of two, as may be available. Examinations by sealed papers are sometimes allowed before the Head of the Survey in which the Probationer is serving.—*G. R. No.* 683 *A., Feb.* 17, 1869, *and No.* 1723, *April* 1, 1874.

NOTE.—The remaining rules relate to formalities affecting Military Officers only.

In order to qualify for the higher scale of pay, viz., Rs. 150 per mensem, a Probationary Assistant is required to be able to test measurements satisfactorily and to pass a colloquial examination in the vernacular of the district in which he is employed.—*G. R. No.* 4140, *July* 18, 1881.

7. **Junior Civilians.**—The following rules have been approved by Government for the practical training of Junior Civilians in survey work :—

Rules.

I.—If a Junior Civilian under seven years' standing is employed on revenue duties in any district in which a Revenue Survey Establishment is working in connection with original or revision settlement, or in any district within a reasonable distance from or within easy access of such Revenue Survey Establishment, he shall be required to avail himself of the opportunity of acquiring a practical knowledge of the operations of the survey by joining the officer in charge of the establishment and working with him for such short period as may be prescribed in each case.

II.—On or before the 31st October in each year the Superintendent of Survey shall address the Collector of each district to which his survey charge extends, informing him of the locality in which each establishment will be working, the period during which it is likely to be employed in that locality, and the name of the officer in charge.

III.—If more than one measuring or classing establishment be employed in the same district at the same time, the Superintendent shall intimate to the Collector the name of the Assistant in charge who, in his opinion, is the most experienced and best fitted to impart instruction.

IV.—The period for which a Junior Civilian shall be attached to a measuring establishment shall ordinarily be one fortnight. In the case of a classing establishment it shall not be less than one month.

V.—The Collector of the district in which the Junior Civilian is employed shall make arrangements to relieve him of his ordinary duties for the prescribed period. It shall be his duty to instruct the Junior Civilian as to the particular establishment he should join, and to fix the date on which he should be relieved of and should return to his ordinary duties.

VI.—After the prescribed course with either a measuring or classing establishment has been completed, a certificate in the Form A appended shall be prepared by the Assistant Superintendent in charge and forwarded to the Superintendent of Survey for counter-

signature. It shall be the duty of the Superintendent to satisfy himself, as far as possible, that the certificate is correct, and that the time passed with the survey has been profitably employed.

VII.—The Junior Civilian shall ordinarily be required to obtain a certificate of having acquired a knowledge of measuring with a measuring establishment before he shall be attached to a classing establishment. If, however, there be no measuring establishment but only a classing establishment employed in the district, the opportunity of learning classification of soils should on no account be lost.

VIII.—An account of the time spent with a survey establishment and how it was occupied shall be added to the Assistant Collector's Annual Administration Report in a paragraph to be numbered 34-A. under Chapter IX. special duties. The Annual Administration Report of the Collector shall also contain full information as to how the orders of Government on this subject have been carried out.

IX.—An annual return of all certificates granted during the year shall be forwarded by the Superintendent to the Survey Commissioner for communication to Government. The return shall be in the Form B appended, and shall be forwarded so as to reach the Survey Commissioner not later than the 15th July of each year.

APPENDIX A.

Form of Certificate.

I, *A. B.*, Assistant Superintendent, Revenue Survey, do hereby certify that Mr. *C. D.*, of the Bombay Civil Service, has been attached to the E. establishment of this survey for a period of . . . . . days from the . . . . . to the . . . . . , both days inclusive, during which time he has accompanied me . . . . times to take tests, and that he has acquired a fair practical knowledge of the measuring (or classing as the case may be) operations of the revenue survey and of the circular orders relating thereto.

(Signed) *A. B.*,
Assistant Superintendent, Revenue Survey.

Countersigned

Superintendent, Revenue Survey.

APPENDIX B.

Statement of Certificates granted by the Superintendent Revenue Survey to Junior Civilians who have been attached to the Survey during the year ending 30th June 188 .

No.	Name of Junior Civilian.	Appointment held by Junior Civilian.	To what Survey establishment attached.	Name of Officer in charge of the establishment.	Whether employed on measuring or classing.	Date of issue of certificate.	REMARKS.
1	2	3	4	5	6	7	8

(Signed)
Superintendent, Revenue Survey.

G. R. No. 4958, *Aug.* 27, 1881.

A special paper on subjects connected with Survey and Settlement should be set at the Higher Standard Departmental Examination of Junior Civilians by the Survey and Settlement Commissioner. The paper should embrace Chaps. VIII., IX., and X. of the Land Revenue Code, the rules under Sec. 214, and the new edition of the Joint Report.—*G. R. No.* 4958, *Aug.* 27, 1881.

8. **Administration Reports.**—The Survey and Settlement Progress Reports are to be submitted not later than the 31st March following the season under report, and are to be accompanied by statements showing how much is still left incomplete in the several operations; the financial results of the year's work are to be succinctly stated.—*G. R. No.* 520, *Feb.* 6, 1869; *No.* 2325, *Nov.* 3, 1860; *and No.* 480, *Jan.* 28, 1880.

9. **Settlement Reports.**—Temporary sanctions will not as a rule be accorded. In exceptional cases it may happen that sanc-

tion is necessary in order to obviate legal difficulties; or to enable the Superintendent to decide finally on the grouping and classification of a few villages in respect to which he may not have had time or opportunity to make up his mind before the close of the season. In cases of this kind Government will not object to accord preliminary and temporary sanction on the recommendation of the Collector and the Commissioner of the division. But in respect to the great bulk of the villages of a talooka the information must be as complete and full as possible: and the only exception allowed will be in the case of talookas reported on for settlement that may contain villages in which the measurement and classification may not have been completed. Ordinarily both the measurement and classification of a talooka ought to be completed before the monsoon in the year of the expiration of the guarantee.—*G. R. No.* 1842, *April* 19, *No.* 4398, *Sept.* 6, *and No.* 4987, *Oct.* 6, 1871.

10. Estimates for settlements, whether original or revised, must be submitted to Government through the Commissioner of the division for consideration and orders *before* any of the village papers are calculated. The full detailed settlement report, showing all the reasons for fixing the rates of assessment for the different groups of villages, the revenue history of the pargánna, &c., &c., must be submitted *with the estimates*; and after orders for the introduction of the rates have been issued, and the village papers have been calculated, all that is necessary is to submit statements of the actual assessment in substitution of the estimated statements, with explanation of any extraordinary discrepancies.

As the introduction of a settlement should generally be carried out not later than March, and as all the field-books are worked up in the preceding rains, the proposals and estimates should ordinarily be submitted not later than October, and there should be no delay from these orders in carrying out the introduction of the settlement.—*G. R. No.* 4873, *Aug.* 26, 1875.

11. All Settlement Reports are to be submitted to Government in manuscript.—*G. R. No.* 3690, *June* 28, 1873.

12. Full details are to be given when proposals for assessing alienated villages are submitted.—*G. R. No.* 7390, *Dec.* 15, 1876.

The special sanction of Government to the introduction of the survey rates in Inam villages in talukas already settled may be dispensed with, and the rates sanctioned for adjacent Government

villages may be held applicable. This sanction shall be deemed to be the sanction required by Sections 102 and 103, Land Revenue Code.—*G. R. Nos.* 5921, *Nov.* 16, 1878, *and* 6386, *Dec.* 6, 1880.

13. Intimation as to the rates proposed by the Survey Department should be made to the Collectors through the Commissioners. It has always been the intention of Government that the Collector should have a full opportunity of placing before Government his views on any assessment proposed by the Survey officers, and that such assessment should be made in communication with him.—*G. R. No.* 1825, *May* 3, 1855, *and No.* 2560, *May* 29, 1871.

It is the duty of the Revenue officers to examine and to form a judgment on settlement proposals, and their opinions, which have often the advantage of intimate local knowledge and of a wider point of view, should be welcomed by the settlement officers.—*Sec. of State No.* 1, *Jan.* 1882.

14. It is not necessary as a rule to obtain the separate opinion of the Assistant Collector in charge of the district as to the rates proposed to be introduced. But whenever there is reason to believe that the Assistant is well qualified to give a valuable opinion, the Collector should avail himself of his local knowledge.—*G. R. No.* 2033, *April* 27, 1872.

15. **Classification.**—As a general rule, peculiarities of the soil of any village or tract of country reducing its fertility in comparison with that of neighbouring lands should be met by lower classification, and not by the adoption of a maximum rate lower than would otherwise be imposed.—*G. R. No.* 3499, *June* 21, 1875.

16. **Settlement.**—Either the Superintendent or an experienced Assistant should invariably be present when a settlement affecting a number of villages is introduced.—*G. R. No.* 277, *Jan.* 21, 1869.

On the first settlement of a talooka, balances due by cultivators for former years should be liberally remitted, as it is impossible that the revision of assessment can be attended by the full benefits contemplated if balances due for previous years are allowed to remain hanging over the ryots, or allowed to accumulate after its introduction.—*Court of Directors, May* 9, 1838.

17. **Unarable land.**—In giving away portions of unarable land for cultivation under the Survey rules, the spots near villages on which cattle stand are not to be disposed of.—*Govt. Cir. No.* 10857, *Nov.* 18, 1851.

Land deducted as unarable in a Survey number becomes the property of any one taking up the number, because although unassessed it forms a part of the general area of the field. It should therefore be a standing rule with the Survey Department to mark off land which may be devoted to particular purposes, such as a Dhobies' or Koombhars' ground, into a separate number.—*G. R. No.* 4693, *Sept.* 22, 1871.

18. **Pardi lands.**—Small patches of ground surrounding individual houses (similar to the compounds surrounding bungalows) known as Pardi lands, are exempted from assessment if they do not exceed a quarter of an acre, as they are considered to form part of the village site. If they exceed a quarter of an acre the excess is assessed. Cultivation is not generally prohibited in these enclosures, but is allowed on the understanding that it may afterwards be interdicted if considered necessary on sanitary grounds.—*G. R. No.* 1765, *May* 31, 1858, *and No.* 901, *March* 11, 1864.

19. In the city of Poona lands of whatever area, which are entirely separate from houses, and which can consequently in no sense be considered "pardi" lands, should be assessed, and in other cases, in which the lands are attached as compounds to houses, exemption from assessment up to one acre may be allowed.—*G. R. No.* 722, *Feb.* 22, 1876.

Section 98 of the Land Revenue Code is not to be held applicable to Pardi lands.—*G. R. No.* 4314, *July* 25, 1881.

20. **Building land.**—Land in the immediate vicinity of large towns may be treated exceptionally at the time of revision, and either included within Municipal limits, or subjected to a special building rate.—*G. R. No.* 3354, *June* 12, 1873.

21. **Land formerly in Military Cantonments.**—All land formerly included in Military cantonments and now in Civil limits should be assessed to land revenue.—*G. R. No.* 5628, *Aug.* 19, 1882.

22. **Boundary-marks.**—The erection of the boundary-marks of occupied lands is provided for by law (Revenue Code, ch. IX.), and the following are those for Government uncultivated lands :—

Repairs to boundary-marks in Khálsat uncultivated lands are to be made by the local officers at the expense of Government, unless

the Collector is satisfied that the repairs would be as effectually and more cheaply made by the farmers, to whom the grazing of this land is annually sold, when a clause requiring this to be done should be included among the conditions of the sale. When the former course is adopted the farmers of waste should be freed from all responsibility whatever connected with the boundary-marks, as the sale of the grazing-farms must be injured by laying any amount of responsibility on them.

To provide funds for the repair of boundary-marks to Khálsat uncultivated lands, the Collector may deduct from the amount for which the grazing farms may be sold, a sum not exceeding five rupees for every thousand acres of waste, and hold this amount in deposit until the 15th of July in each year, when any unexpended balance of it should be brought to credit on account of the grazing-farm, so as to prevent any accumulation of funds beyond the close of the revenue year.

In talookas where the boundary-marks to uncultivated lands have been allowed to fall into great disrepair, and the sum provided by the foregoing rule would not suffice for their restoration, the Collector may expend from the collection on account of grazing-farms double the amount allowed by the preceding rule, or up to ten rupees for every thousand acres of waste, on reporting his reasons for the information of the Commissioner.—*G. R. Aug.* 20, 1852.

23. All boundary-mark expenditure on occupied land should be collected immediately after the distribution accounts are sent to the Collector. In case of special circumstances rendering it expedient to postpone the collection, the Collector can do so with the sanction of the Commissioner.

All boundary-mark expenditure should remain on the Survey books till the measurement of the village is completed and the accounts made up. In cases where the final completion of a village is delayed on account of a little work, such as boundary disputes or the like, sending in the accounts of the main bulk of the village need not be delayed, but a supplementary bill should be forwarded afterwards on the completion of that which remained outstanding.—*G. R. No.* 4036, *Nov.* 5, 1866.

There is a reason for treating differently lands thrown up between measurement and settlement and lands wholly unoccupied. The rule whereby the former class of lands is burdened with the

expense of boundary-marks puts a wholesome check on a ryót evading payment for boundary-marks by throwing up his land for one year, to resume it as soon as the village is settled. A limit of three years is however a sufficient check, and the charge for boundary-marks on such lands should accordingly remain outstanding for three years after the settlement, and may then be written off if necessary.—*G. R. No.* 1712, *May* 5, 1859.

[*Note.*—See also Chap. VIII., Rules under S. 214, Land Revenue Code.]

24. **Reduction on appeal.**—The (Revenue) Commissioners have the power of reducing assessments imposed by the Survey Department to the extent of Rs. 50. The number and value of reductions so made are to be entered in the Annual Report.

The Survey Commissioner should, in all cases in which it may be necessary to propose reduction, report the circumstances under which the classification has been made which has led to the imposition of the higher assessment, so that the Revenue Commissioner may judge whether the inquiries of the Survey Department have been made with sufficient care, and, when necessary, bring the matter to the notice of Government.—*G. R. No.* 3574, *July* 24, 1871.

25. **Sub-division of numbers.**—Under Bombay Act IV. of 1868, Sec. 17,* the following scale is fixed for the regulation of sub-divisions of Survey numbers :—

Collectorates.	Minimum Area to be formed into a Sub-Division in		
	Rice.	Garden.	Jirayet or Warkas.
	A. G.	A. G.	A. G.
Poona and Ahmednuggur	0 20	0 20	3 0
Tanna	0 10	0 10	3 0
Rutnagherry.....	0 5	0 5	2 0
Khandeish	.....	0 20	4 0
Belgaum, Dharwar, Kulladghee.	1 0	0 20	6 0
Sattara	0 20	0 20	3 20
North Canara (settled talookas of the Bala Ghaut)	0 5	0 5	5 0

In Sattara and Canara the minimum for koomree is five acres, and in Guzerat the minimum is one acre for jerayet, and half an acre for garden or rice land.—*G. R. No.* 2161, *May* 29, 1869.

* Now Revenue Code, Sec. 98.

26. **Maps and registers.**—The records to be prepared by the Survey Officers for future administration are—

I. The village map.

II. The register (required under Sec. 108, Revenue Code).

III. The detailed record of each holding (*Botkhut*).

It is the duty of the Survey Officers to lodge these, when ready, in the District Kutcherry.

It is of course the duty of the Survey Officers to give each holder of land a copy of the detailed record relating to his own land, and to each Khote who takes up his village a copy of all the papers necessary to enable him to administer the settlement properly. Beyond this it is not the business of the Survey Department to give copies.— *G. R. No.* 4084, *Nov.* 2, 1868.

27. The Collector's office at head-quarters, the Mamlutdars or Mahalkaries, and the Village Accountants should each of them be furnished with a copy of the field map and register directly the Survey rates are introduced, and in the event of any one of these copies being lost or destroyed, its place should be at once supplied. —*Govt. Letter No.* 5189, *July* 4, 1850.

28. Talooka and village maps may be sold to private individuals.—*G. R. No.* 4599, *Aug.* 8, 1853.*

29. **Documents.**—All documents which are presented by their owners should of course be returned to them when no longer required for the purposes of the survey.—*G. R. No.* 479, *Jan.* 21, 1876.

REVISION SURVEYS.

30. **Reports.**—Reports on Revision Surveys are to be submitted within the same dates and with as much care and completeness as those on original Surveys.—*G. R. No.* 4987, *Oct.* 6, 1871.

31. The revision of assessment is a most important work. The measurement and classification of the lands should be so perfect as to render such operations unnecessary at all future revisions. The new assessment should also be a work of great care, and should not be so hurriedly done that time will not admit of a full report being made to Government.

The Survey Commissioners are to report to Government in May the districts in which the leases will expire at the end of the year,

* The rules as to the supply of copies of Survey documents will be found in Chapter XXI.

and also the progress in measurement and classification (not in detail) made in them, with the object of introducing the revised assessment in the following year.

n the same month the Collectors of districts in which revisions of assessment are in progress are to issue a notice that in the following year the revised assessment will be introduced, and that unless lands are thrown up the occupants will be bound to pay the enhanced assessment.—*G. R. No.* 1842, *April* 19, 1871. *

It is the desire of Government that the practice should be adhered to, by which the Commissioner or Collector has always been present when revised rates are given out, and has had the Assistant in charge of the talooka with him.—*G. R. No.* 4839, *Aug.* 20, 1881.

The operations of re-measurement and re-classification are not to be carried on * * * without the special sanction of Government, and, when the Survey Commissioner finds this to be necessary, he should make an early application for sanction.—*G. R. No.* 2985, *May* 6, 1882.

32. In reporting the introduction of rates, the Survey Commissioner should forward a statement showing the numbers, area and assessment of lands relinquished at the settlement on the revised rates being given out.—*G. R. No.* 5430, *Oct.* 13, 1874.

33. Revisions should always, if possible, be conducted by the ordinary revenue authorities, numerically strengthened if necessary. Whenever a revision settlement is proposed, the circumstances are to be stated beforehand for the information of the Government of India, and the necessity for employing a special Survey establishment clearly shown.—*G. R. No.* 601, *Feb.* 11, 1869.

34. **Division of numbers.**—In the Northern Division the area into which arable fields are divided under the revised Survey is—

30 acres for black soil,
40 „ for red soil, and
60 „ for burud or light soil.

In the Southern Division every recognised occupancy is made into a separate Survey number or field; every field composing a single occupancy under thirty acres in area is left untouched; a field of more than thirty and less than fifty acres is divided into two;

one of more than fifty and less than seventy acres into three, and so on. When occupants are willing to pay for the expense of breaking up a survey number unless there be some special reasons to the contrary, the applications as a rule are to be complied with.—*G. R. No.* 3862, *July* 8, 1873.

35. **Increase of assessment.**—Rules as to the limitation of increase of assessment at Revision Surveys :—

1*st.*—The increase of revenue in the case of a taluka or group of villages brought under the same maximum dry crop rate shall not exceed 33 per cent.

2*nd.*—No increase exceeding 66 per cent. should be imposed on a single village without the circumstances of the case being specially reported for the orders of Government.

3*rd.*—No increase exceeding 100 per cent. shall in like manner be imposed on an individual survey number.

In dealing with the last description of cases, putting fraud or obvious error in the calculation of the original assessments out of the question, excessive increases in individual cases will be found to be due to one of three causes :—

1*st.*—To the assessment of land which was deducted by the original survey as unarable and unassessed, but nevertheless included within the limits of the original assessed number.

2*nd.*—To enlargement of the original assessed number by portions of neighbouring lands unassessed at the original settlement having been with or without permission encroached upon by the ryots and cultivated together with the original assessed numbers.

3*rd.*—To the alterations that have been made (1) by the adoption of a different valuation scale and (2) by putting a higher value on the soils themselves.

As regards the second cause, lands so appropriated must be regularly valued and assessed, no matter what increase in assessment may thereby result.

As regards the last cause, it must be borne in mind that the officers employed in the infancy of the Survey worked on varying scales of valuation, and that the systems they severally adopted were consequently more or less tentative or experimental. It was not till after the lapse of a few years that a uniform system of

valuation, which was subsequently embodied in the Joint Report, was adopted. However undesirable, therefore, extreme increases in the assessment on individual holdings may be, there can be no doubt about the superiority of the Joint Report system, and of the absolute necessity for determining and upholding a classification of soils based as far as possible on correct and uniform data.'

But the Joint Report system was generally adopted a very few years after the introduction of the early assessments, and consequently no alteration will be required to be made at future revisions. Explanation on this point should, however, be clearly given in future, and also for each future revision in respect to the extent to which it has been found necessary to alter and depart from the classification value originally fixed on the different descriptions of soils.' The smallest extent of variation from the old valuation consistent with the principle laid down in the last paragraph should be permitted, and the greatest care should be taken to keep the valuation of the poorest and lighter soils low.

If the above rules are adhered to, the cases in which the enhancement of the assessment in individual holdings will be found to be in excess of the prescribed limit will probably be very few. The fixed standard of valuation must not be abandoned in order to prevent excessive individual increases. It will always be optional with Government to remit wholly or in part, or for a particular period, such proportion of the increase in excess of 100 per cent. as may seem necessary; but the correct value of the land must be carefully ascertained on a uniform basis, and the proper assessment thereon duly calculated and recorded.—*G. R. No.* 5739, *Oct.* 29, *and No.* 6671, *Dec.* 17, 1874, *and No.* 4506, *Aug.* 10, 1875.

36. The order in respect to percentage limitation of increase had no retrospective effect, except in the Collectorates of Poona and Sholapur.—*G. R. No.* 6671, *Dec.* 17, 1874.